

**WATERFRONT RELATED PROJECT SUMMARY UPDATE FOR 220 S. UNION STREET**  
**(Proposed Carr Hospitality Hotel)**  
***Update - June 29, 2012***

Carr Hospitality is under contract to purchase the Cummings Warehouse building at 220 S. Union Street (northeast corner of Duke and S. Union Streets), currently occupied by the Art League. (The Art League plans to consolidate its classrooms in the Montgomery Center on Madison Street in September.)

Carr intends to apply for a rezoning and Development Special Use Permit for a boutique hotel (Indigo brand) that will be consistent with the vision of the recently adopted Waterfront Small Area Plan. City staff will be working with the applicant throughout the process to achieve the development criteria, use constraints, public benefits, and quality design standards required by the Plan.

The project will be subject to the standard City review and public outreach process. The first step is a public hearing for concept review of the Certificate of Appropriateness by the Old and Historic Alexandria District Board of Architectural Review (OHAD BAR). When a DSUP is involved, the concept review process is advisory to the Planning Commission and City Council. Concept review includes analysis of scale, mass and general architectural character. Final design of the project will be reviewed by the OHAD BAR for a Certificate of Appropriateness only after it receives City Council approval. The concept review will be heard at the OHAD BAR's regularly scheduled public hearing at 7:30 pm on July 25, 2012 in City Council chambers and live on Comcast cable TV. The OHAD BAR is expected to post its preliminary docket for the July 25<sup>th</sup> meeting on its website [www.alexandriava.gov/planning](http://www.alexandriava.gov/planning) later today; the application and concept design images for this proposal will be included as an attachment to the docket.

At the July 25<sup>th</sup> public hearing, the OHAD BAR will listen to the applicant's explanation of its proposal, hear from the public and make recommendations to the applicant on Carr Hospitality's concept for architectural design, but will not take final formal action at that time. That will occur later following public hearings on the rezoning and DSUP by the Planning Commission and City Council. The City anticipates a filing by late summer/early fall 2012 for the rezoning and DSUP applications. City staff will give an update on the status of the project at the August 14<sup>th</sup> Waterfront Commission Meeting; the Commission may wish to invite Carr Hospitality to make a presentation in September 2012. It is noted that the Commission meetings are open to the public, and there will be multiple opportunities for the public to be engaged throughout the review period.

The fact that the proposed changes to the W-1 zoning are currently being litigated does not bar Carr from seeking a rezoning to a new zone, and moving forward with its proposal. The litigation, which involves more land than just this one development site, will continue.